

- 4. Application to Alter 619 Manor Avenue, a Property Designated under Part V of the *Ontario Heritage Act* and Located in the Rockcliffe Park Heritage Conservation District**
- Demande de modification du 619, avenue Manor, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park**

### **Committee Recommendations**

**That Council:**

- 1. Approve the application to alter the property at 619 Manor Avenue, including the construction of two side additions according to plans prepared by William Ritcey, dated December 2 and 3, 2021 and attached as Documents 5, 7, 9 and 10, and landscape alterations according to plans prepared by Sharanne Paquette, dated 3 November 2021 and attached as Document 8, conditional upon:
  - a. The applicant providing samples of the final exterior materials for approval by Heritage staff prior to the issuance of the Building Permit; and**
  - b. The applicant providing a final grading plan for approval by Heritage staff prior to the issuance of the Building Permit;****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development; and**
- 3. Approve the issuance of the Heritage Permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

### Recommandations du Comité

Que le Conseil :

1. **Approuve la demande de modification de la propriété située au 619, avenue Manor, notamment la construction de deux rajouts latéraux, conformément aux plans préparés par William Ritcey, datés des 2 et 3 décembre 2021 et ci-joints en tant que documents 5, 7, 9 et 10, et des modifications à l'aménagement paysager, conformément aux plans préparés par Sharanne Paquette, datés du 3 novembre 2021 et ci-joints en tant que document 8, aux conditions suivantes :**
  - a. **Que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance d'un permis de construire; et**
  - b. **Que le requérant fournisse un plan de nivellement définitif, aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance d'un permis de construire.**
2. **Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception; et**
3. **Approuve la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance, sauf prolongation contraire par le Conseil.**

1. Acting Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated January 19, 2022 (ACS2022-PIE-RHU-0001)  
  
Rapport du Gestionnaire par intérim, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 19 janvier 2022 (ACS2022-PIE-RHU-0001)
2. Extract of draft Minutes, Built Heritage Sub-Committee, February 8, 2022  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 février 2022

Built Heritage Sub-Committee  
Report 24A  
February 23, 2022

97

Sous-comité du patrimoine bâti  
Rapport 24A  
Le 23 février 2022

**Subject: Application to Alter 619 Manor Avenue, a Property Designated under Part V of the *Ontario Heritage Act* and Located in the Rockcliffe Park Heritage Conservation District**

**File Number: ACS2022-PIE-RHU-0001**

**Report to Built Heritage Sub-Committee on 8 February 2022**

**and Council 23 February 2022**

**Submitted on January 19, 2022 by Kevin Lamer, Acting Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department**

**Contact Person: Adrian van Wyk, Planner I, Right of Way, Heritage and Urban Design Services**

**613-580-2424, 21607, [adrian.vanwyk@ottawa.ca](mailto:adrian.vanwyk@ottawa.ca)**

**Ward: Rideau-Rockcliffe (13)**

**Objet : Demande de modification du 619, avenue Manor, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park**

**Dossier : ACS2022-PIE-RHU-0001**

**Rapport au Sous-comité du patrimoine bâti**

**le 8 février 2022**

**et au Conseil le 23 février 2022**

**Soumis le 19 janvier 2022 par Kevin Lamer, Gestionnaire par intérim, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique**

**Personne ressource : Adrian van Wyk, Urbaniste I, Services des emprises, du patrimoine et du design urbain**

**613-580-2424, 21607, [adrian.vanwyk@ottawa.ca](mailto:adrian.vanwyk@ottawa.ca)**

**Quartier : Rideau-Rockcliffe (13)**

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Sub-Committee recommend Council:**

- 1. Approve the application to alter the property at 619 Manor Avenue, including the construction of two side additions according to plans prepared by William Ritcey, dated December 2 and 3, 2021 and attached as Documents 5, 7, 9 and 10, and landscape alterations according to plans prepared by Sharanne Paquette, dated 3 November 2021 and attached as Document 8, conditional upon:
  - a. The applicant providing samples of the final exterior materials for approval by Heritage staff prior to the issuance of the Building Permit; and**
  - b. The applicant providing a final grading plan for approval by Heritage staff prior to the issuance of the Building Permit;****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development; and**
- 3. Approve the issuance of the Heritage Permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :**

- 1. Approuver la demande de modification de la propriété située au 619, avenue Manor, notamment la construction de deux rajouts latéraux, conformément aux plans préparés par William Ritcey, datés des 2 et 3 décembre 2021 et ci-joints en tant que documents 5, 7, 9 et 10, et des modifications à l'aménagement paysager, conformément aux plans préparés par Sharanne Paquette, datés du 3 novembre 2021 et ci-joints en tant que document 8, aux conditions suivantes :**
  - a. Que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance d'un permis de construire; et**

- b. Que le requérant fournisse un plan de nivellement définitif, aux fins d’approbation par le personnel responsable du patrimoine, avant la délivrance d’un permis de construire.**
- 2. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d’effectuer des changements mineurs de conception; et**
- 3. Approuver la délivrance des permis patrimoniaux pour chaque demande avec une date d’expiration de deux ans à compter de la date de délivrance, sauf prolongation contraire par le Conseil.**

## **BACKGROUND**

The property at 619 Manor Avenue is located on the west side of Manor Avenue between Coltrin and Thorold Roads in the Rockcliffe Park neighbourhood (see Document 1 – Location Map). The main house on this property was constructed circa 1922 in the English Cottage/Arts and Crafts styles. It is one-and-one-half storeys in height and has an asymmetrical, L-shaped plan. The building features a gabled frontispiece, multi-paned windows, a variety of exterior materials, half timbering, and a steeply pitched roof. These features help to relate the building to others in this section of the neighbourhood. The landscape features of the property are typical of Manor Avenue and include a substantial front yard dotted with mature trees, cedar hedges and shrubs, and a stepped walkway. See Document 2 for images of existing conditions.

The property is located in the Rockcliffe Park Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* in 1997. A new HCD Plan was approved by Council in 2016 (By-law 2016-89). As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. At that time, 619 Manor Avenue was identified as a Grade I property in the HCD (see Document 3 – Heritage Survey and Evaluation Form).

The Rockcliffe Park HCD was designated for its cultural heritage value as a rare and significant approach to estate layout and landscape design according to the principles of the Picturesque tradition (see Document 4 for the Statement of Cultural Heritage Value). The HCD is historically associated with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa. Rockcliffe Park has been developed gradually since 1864, but its original design intentions have been consistently maintained.

This report has been prepared because applications for new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council. The applicant is proposing to construct two single-storey side additions to an existing home. Minor variances will be required, and a Building Permit under the *Building Code Act* will be required, to facilitate this proposal.

**DISCUSSION**

**Project Description**

The application to alter 619 Manor Avenue is to permit the construction of two single-storey side additions to the existing building. The application also includes permission to remove an existing sunroom and convert it to interior living spaces, the addition of a flat canopy over the front entrance door, and landscaping changes. See Documents 5 to 10.

The south addition will include a separate principal bedroom accessed through the ground floor living room via a transparent glass link. It will contain a full basement. The north addition is proposed to replace a former non-conforming detached garage, which was demolished in 2021 due to disrepair. A Heritage Permit to demolish the garage was issued under delegated authority on April 7, 2021. The new garage will maintain the previous side yard setback but will be set closer to the street and linked with the house by a glass vestibule. The proposal will require a minor variance to the Zoning By-law to allow a reduced side yard setback.

The application is accompanied by a landscape plan (see Document 8) that proposes changes in the front and rear yards. Additional plant materials, sloping plant beds, a new driveway, stone retaining walls, a flagstone path, patios, pool shed, and new pool are proposed to be added. Two large Norway maple trees are proposed to be removed and replaced with new cedar hedges (see Document 11 – Tree Information Report).

**Rockcliffe Park Heritage Conservation District Plan**

Applications for new construction in the Rockcliffe Park HCD are subject to the guidelines in the Rockcliffe Park HCD Plan.

Heritage staff have reviewed the proposal against the applicable guidelines of the Rockcliffe Park HCD Plan (see Document 12 – HCD Evaluation Chart) and determined that the application is generally consistent with the Plan for the following reasons:

- The proposal respects and conserves the heritage attributes of the original building and the lot.
- The proposed new additions are designed in a contemporary but sympathetic style to the principal dwelling. They will be complementary to and subordinate to, and distinguishable from, the original building.
- The proposed new additions will be compatible with the original building in terms of massing, proportions, setbacks and rooflines.
- The landscape proposal preserves and enhances the existing landscaped character of the lot.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* ("Standards & Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

- Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Heritage staff have reviewed the proposal and determined that it is consistent with the applicable Standards and Guidelines (see Document 13 – Standards & Guidelines Evaluation Chart).

### **Recommendation 1**

The applicant's proposal has been evaluated against the Rockcliffe Park HCD Plan and the *Standards & Guidelines for the Conservation of Historic Places in Canada*. Heritage staff recommend approval of the application subject to the following conditions:



- a. The applicant providing samples of the final exterior materials for approval by Heritage staff prior to the issuance of the Building Permit; and
- b. The applicant providing a final grading plan for approval by Heritage staff prior to the issuance of the Building Permit.

Heritage staff are recommending that the applicant provide samples of exterior materials for review prior to the issuance of a Building Permit as a condition of approval to ensure that the selected materials are consistent with the Rockcliffe Park HCD Plan.

A grading plan was not submitted together with the present application but will be required for the applicant's Building Permit application. Heritage staff are recommending that the grading plan be provided as a condition to approval to ensure that existing grades are not substantially altered, in accordance with Guideline 7.4.3(10) of the Rockcliffe Park HCD Plan.

### **Recommendation 2**

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Infrastructure and Economic Development to approve these changes should they arise.

### **Recommendation 3**

The *Ontario Heritage Act* does not provide any timelines for the expiry of Heritage Permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

### **Conclusion**

Staff have reviewed the application to alter 619 Manor Avenue in accordance with the objectives, policies and guidelines of the Rockcliffe Park HCD Plan and the *Standards & Guidelines for the Conservation of Historic Places in Canada* and have no objections to its approval, subject to the conditions outlined in this report.

### **PROVINCIAL POLICY STATEMENT**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

The RPRA Heritage Committee participated in a pre-consultation meeting with staff and the applicant on July 20, 2021. Staff and the RPRA Heritage Committee provided joint comments on the proposal following the meeting and the proposal was revised to better align with the guidelines of the Rockcliffe Park HCD Plan.

This application was posted on the City's Development Application Search Tool (DevApps) webpage on December 15, 2021.

The Rockcliffe Park Residents Association (RPRA) was notified of the Heritage Permit application on December 15, 2021 and offered the opportunity to provide written or verbal comments.

Heritage Ottawa was notified of the application on December 15, 2021 and offered the opportunity to provide written or verbal comments.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor King is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendations.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations of this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with the recommendations of this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

**APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*. It will expire on March 13, 2022.

**SUPPORTING DOCUMENTATION**

Document 1	Location Map
Document 2	Existing Conditions
Document 3	Heritage Survey Form
Document 4	Statement of Cultural Heritage Value
Document 5	Site Statistics
Document 6	Survey
Document 7	Site Plan

**Built Heritage Sub-Committee  
Report 24A  
February 23, 2022**

**10  
5**

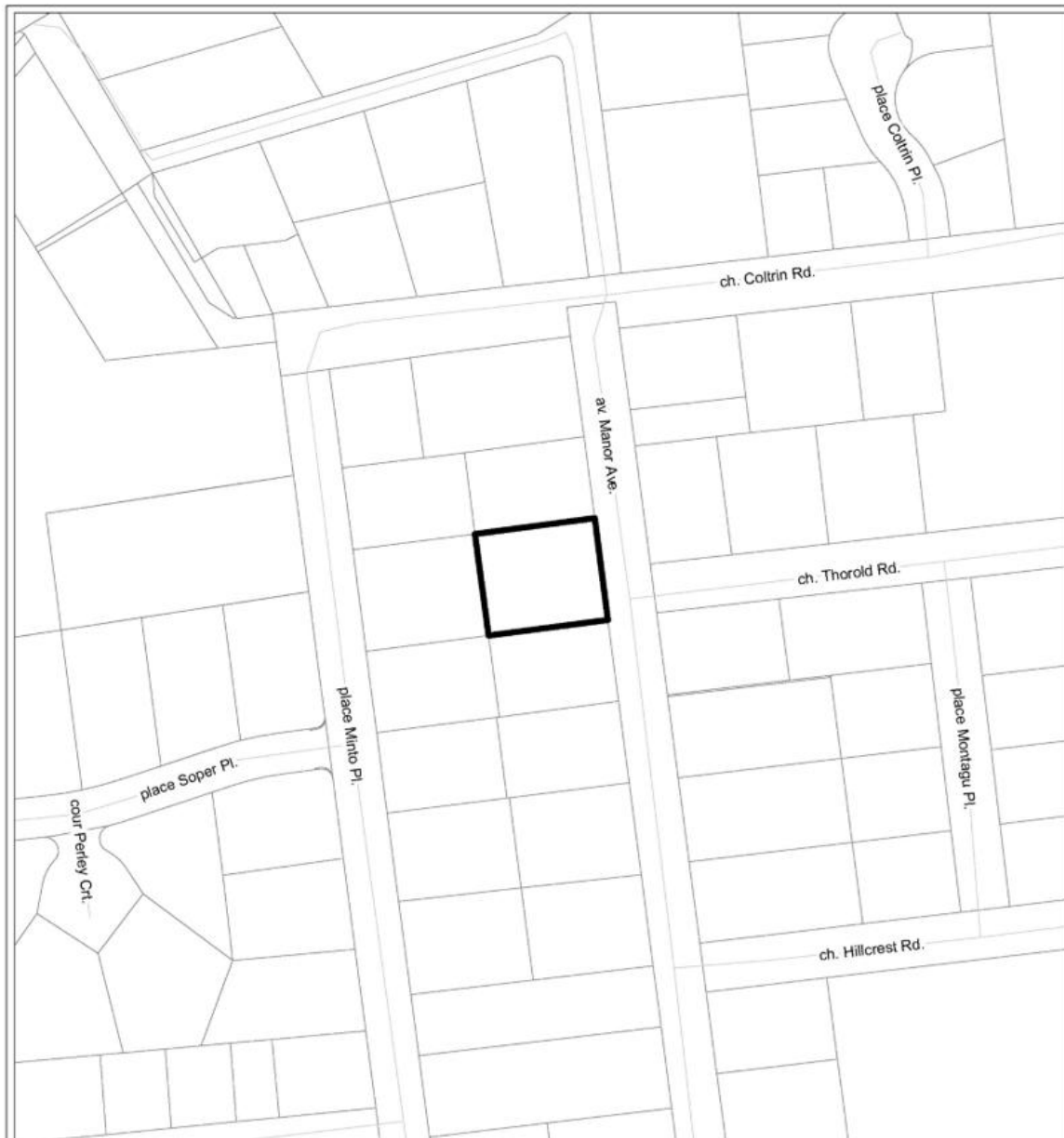
**Sous-comité du patrimoine bâti  
Rapport 24A  
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

Document 8     Landscape Plan  
Document 9     Elevations  
Document 10    Renderings  
Document 11    Tree Information Report  
Document 12    HCD Plan Evaluation Chart  
Document 13    Standards & Guidelines Evaluation Chart

**DISPOSITION**

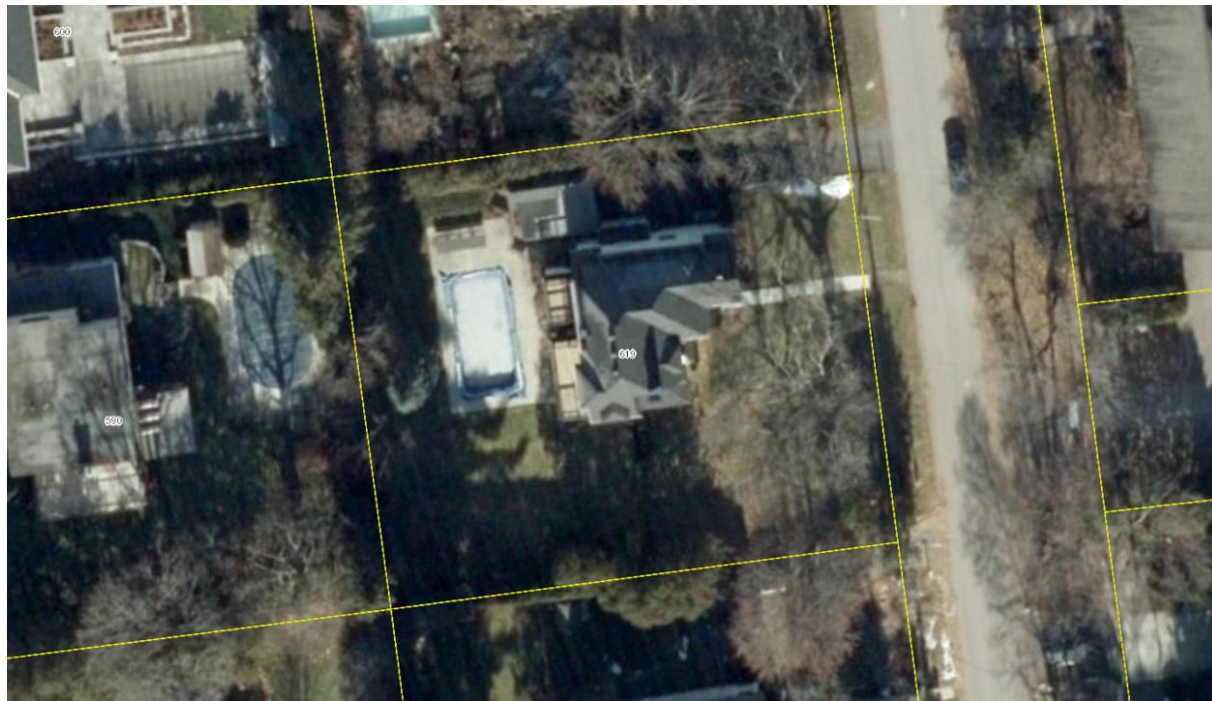
Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-MANO619	21-1572-L		<b>619 av. Manor Ave.</b>
I:\CO\2021\Heritage\Manor_619			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2021 / 12 / 22		 <small>NOT TO SCALE</small>	

**Document 2 – Existing Conditions**



Aerial view of 619 Manor Avenue (GeoOttawa, 2019).



Front of 619 Manor Avenue (Google Street View, 2019).



South east corner of 619 Manor Avenue with former ground-floor sunroom (left); south façade of 619 Manor Avenue with former ground-floor sunroom (right)

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	619 Manor Avenue	Building or Property Name	042220175				
Legal Description	JG PT LOT 1	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure	c.1922				
Additions	1997: Removed Porch and Family Room at side	Original owner					





Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park
<b>Character of Existing Streetscape</b>	
<p>This section of Rockcliffe was developed during a number of periods, ranging from early remaining houses to more contemporary structures. The land was situated close to the original Buena Vista streetcar stop and thus this section was one of the first to develop in the young suburb. Despite the various dates of development, this section features a relatively uniform lot division and thus similar configurations and characteristics. The resulting streetscape is relatively uniform, despite the variety of features and elements lining the roadway.</p> <p>Manor Avenue is a north-south thoroughfare that runs from Maple Lane to Coltrin. This section of Manor runs relatively flat and straight. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. Buildings along this street date from a number of time periods and feature a variety of architectural styles that are characteristic of Rockcliffe. The street is lined with a variety of trees; however, they do not detract from the open space created by the roadway and lawns. The front yards, similar in size, generally consist of lawn space dotted with gardens and cut by driveways. Through the employment of trees, hedges and fences, a number of the properties are informally separated from the street. The landscape qualities of this street are characterized by its diversity of configurations but uniformity of elements.</p>	
<b>Character of Existing Property</b>	
<p>This property is somewhat typical of Manor Avenue. The residence is set back on this mostly evenly graded lot allowing for a substantial front yard. The front yard consists primarily of lawn but also contains a few mature deciduous trees. The property is bounded on the north and south sides by cedar hedges and shrubs. A stepped walkway extends from the street to the front entrance. A paved driveway spans from Manor Avenue to the garage. A shrubs and plantings are located along the front of</p>	

the house as well as ivy plants which cover the front of the residence.	
<b>Contribution of Property to Heritage Environs</b>	
<p>Landscape / Open Space : The landscape elements, including the substantial front yard dotted with mature trees help to establish the character that typifies Manor Avenue. This property is consistent with the diversity of configurations of similar landscape elements, though it is less sheltered from the street than most properties.</p> <p>Architecture / Built Space : The early-20th century character and scale of this residence together with other residences on this road of a similar scale but of a variety of architectural styles establish a coherent streetscape.</p>	
<b>Landmark Status</b>	
This residence is visible from the street.	
<b>Summary / Comments on Environmental Significance</b>	
The landscape features of this property are shared with many of the surrounding properties on Manor Avenue and help to create a coherent streetscape.	
<b>History</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Date of Current Building(s)	c.1922
<b>Trends</b>	
In the early to mid-20th century, there was an influx of families to Rockcliffe Park as a result of higher- density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment.	
<b>Events</b>	

Persons / Institutions
-1930-1950-: William F Berry and Linda Berry  1960-1962- : Pierre Sevigny and Corrine Sevigny : Pierre Sevigny was Associate Defence Minister 1992: John Bull
Summary / Comments on Historical Significance
The historical significance of this property is due to its age, constructed in c.1922, its role in the residential development of Manor Avenue and this area of Rockcliffe Park, as well as its associations with Pierre Sevigny.
Historical Sources
City of Ottawa File Rockcliffe LACAC file
Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i> . Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.  <i>Village of Rockcliffe Park Heritage Conservation District Study, 1997.</i> <i>Village of Rockcliffe Park LACAC Survey of Houses, 1988</i>  Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i> . Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa

<b>Architecture</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 1 ½ storey building is L shaped in plan and capped by a combination crossed hip and gable roof. The exterior is painted brick. On the north side of the front facade there is a gabled frontispiece containing two groupings of three multi paned rectangular windows. The upper portion of the gable features half timbering and overhangs the lower portion. The overhanging eaves are decorated with wood brackets. The south portion of the front facade contains a multi paned rectangular bay window covered by a hipped roof on the lower storey and a hipped roof dormer containing a single window at the roofline. Between these two sections is a projecting front entrance which is flanked by a small vertical window. There is an attached one storey screened porch on the south facade. There is a partial interior and exterior brick chimney on the south facade.</p>	
Architectural Style	
English Cottage / Arts and Crafts (gabled frontispiece, multi paned windows, variety of exterior materials, half timbering, asymmetrical massing, steeply pitched roof)	
Designer / Builder / Architect / Landscape Architect	
Architectural Integrity	
<p>In 1997 a porch and family room were removed from the side of the house. The only alteration to the front facade appears to be modifications to the front bay window.</p>	
Outbuildings	
<p>There is a single storey double car garage on the north side of the property. Half of the garage is capped by a shed roof and the other half by a steeply pitched front</p>	

gabled roof with half timbering.					
Other					
Summary / Comments on Architectural Significance					
<p>This is a very good example of an early 20th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its gabled frontispiece, multi paned windows, variety of exterior materials, half timbering, asymmetrical massing, steeply pitched roof) relates this building to others in this section of the neighbourhood. This type of architecture characterizes a significant number of buildings constructed during this time period in this area and thus relates the buildings of various scales to one another.</p>					
<b>PHASE TWO EVALUATION</b>					
<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status				X	0/10
Environment total					70 /100
<b>HISTORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Construction Date		X			23/35
2. Trends			X		11/3

					5
3. Events/ Persons/Institutions				X	0/30
History total					34 /100
<b>ARCHITECTURE CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder				X	0/10
4. Architectural Integrity		X			7/10
Architecture total					60/100

RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	70 x 45% = 31.5
History	34 x 20% = 6.8
Architecture	60 x 35% = 21
Phase Two Total Score	59.3/100

	=59
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PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	t o	t o	Below
Group				



**Document 4 – Statement of Cultural Heritage Value**

**6.0 Statement of Cultural Heritage Value**

A “Statement of Cultural Heritage Value” is the foundation of all heritage conservation district plans. The statement below is based on the original statement in the 1997 Rockcliffe HCD Study but has been shortened and adapted in consultation with the author of the original Rockcliffe Park study to reflect the current requirements of the *Ontario Heritage Act*.

**Statement of Cultural Heritage Value and Heritage Attributes**

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada’s natural landscape from 18<sup>th</sup> century English precedents. Originally purchased from the Crown by Thomas McKay, it was laid out according to the principles of the Picturesque tradition in a series of “Park and Villa” lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area.

Rockcliffe Park today is a remarkably consistent reflection of Keefer’s original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park. Beechwood Cemetery and the Rockeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The

various border lands create important gateways to the area and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful and reflects the casual elegance and asymmetry of the English country revival styles, such as the Georgian Revival, Tudor Revival and Arts and Crafts. Many of the houses were designed by architects in these styles. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

### **Statement of Heritage Attributes**

The Rockcliffe Park Heritage Conservation District comprises the entire former village of Rockcliffe Park, an independent municipality until amalgamation with the City of Ottawa in 2001. Section 41.1 (5) c of the *Ontario Heritage Act* requires the Heritage District Plan to include a “description of the heritage attributes of the heritage conservation district and of properties in the district.” A “Heritage Survey Form” outlining the heritage attributes for every property in the HCD has been compiled and evaluated. The forms are held on file with the City of Ottawa.

### **Description of Heritage Attributes**

The attributes of the Rockcliffe Park HCD are:

The natural features that distinguish the HCD, including McKay lake and its shoreline, the varied terrain, and topography;

The unobtrusive siting of the houses on streets and the generous spacing relative to the neighbouring buildings;

The variety of mature street trees and the dense forested character that they create;

The profusion of trees, hedges, and shrubs on private property;

Varied lot sizes and irregularly shaped lots;

Generous spacing and setbacks of the buildings;

Cedar hedges planted to demarcate property lines and to create privacy;

The dominance of soft landscaping over hard landscaping;

Wide publicly-owned verges;

The remaining Villa lots laid out in McKay's original plan;

The high concentration of buildings by architect Allan Keefer, including 725 and 741 Acacia, 11 Crescent Road;

The rich mix of buildings types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;

The predominance of stucco and stone houses over and the relative rarity of brick buildings;

The narrow width of many streets, such as McKinnon and Kinzua Roads;

The historic road pattern that still reflects the original design established by Thomas Keefer;

The low, dry stone walls in certain areas of the Village, including around Ashbury College;

The existing garden features that enhance the public realm and distinguish certain private properties, including the garden gate at 585 Manor Ave, and the white picket fence at 190 Coltrin Road;

Informal landscape character with simple walkways, driveways, stone retaining walls and flowerbeds;

The "dog walk," a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;

The public open spaces including the Village Green and its associated Jubilee Garden;

Institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;

The significant amenities of the Caldwell-Carver Conservation Area, McKay Lake and the Pond,

The multi-unit buildings, small lots, and more modest houses in the area bounded by Oakhill to the east, Beechwood to the south, and Acacia to the west and north, referred to as the “Panhandle,” that characterize the south and west boundaries of the District.

The regular front yard setbacks on some streets such as Sir Guy Carleton Street, Blenheim Drive and Birch Avenue

The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads

**Document 12 – HCD Plan Evaluation Chart**

Section	Applicable Guidelines	Staff Comment
<p><b>5.0</b>  <b>Objectives</b></p>	<p>“To conserve and enhance Rockcliffe Park’s unique character as a planned and designed 19th century community characterized by its narrow curving roads, without curbs or sidewalks, large lots and gardens, and buildings set within a visually continuous green landscape.”</p>	<p>The proposal is consistent with this objective. The proposed new additions will add to the character of the HCD, and the landscape proposal will enhance the lot and ensure visually continuity is maintained.</p>
	<p>“To ensure that the rehabilitation of existing buildings, the construction of additions to existing buildings and new buildings contribute to and enhance the cultural heritage values of the HCD.”</p>	<p>The proposal is consistent with this objective. The proposed new additions will contribute to and enhance the cultural heritage values of the HCD by preserving the heritage attributes of the original building and the lot.</p>
	<p>“To maintain the park-like attributes, qualities and atmosphere of the HCD.”</p>	<p>The proposal is consistent with this objective. The park-like attributes, qualities and atmosphere of the HCD will be maintained and enhanced.</p>
	<p>“To ensure that the original design intentions of Rockcliffe Park as an area characterized by houses located within a visually continuous, rich</p>	<p>The proposal is consistent with this objective. The original design intentions of Rockcliffe Park are maintained.</p>

	landscaped setting continue.”	
	“To encourage the retention of existing trees, shrubs, hedges and landscape features on public and private property.”	The proposal is consistent with this objective. Mature trees and hedges are to be preserved and protected, except for two rear cedar trees and two rows of existing hedges, which will be replaced with new hedges.
<b>7.3.2, Verandas, Porches and Canopies</b>	“1. Many Rockcliffe Park houses that were built in the Revival styles popular in the 20th century had plain front facades with no verandas, porticoes or canopies. It may be appropriate to add a simple canopy over a front door to provide shelter, based on existing historic designs within the district.”	The proposal is consistent with this guideline. A simple flat canopy of appropriate design will be added above the front door that will not detract from the building’s existing attributes.
	“8. Screened-in porches were popular in the HCD in the 20th century and the retention of these porches is encouraged.”	The proposal is consistent with this guideline. The removed ground-floor sunroom is non-historic.
<b>7.3.3, Front Yards, Plant Material, Trees and Walkways</b>	“1. The dominance of soft landscape over hard landscape is an essential heritage attribute of the HCD and shall be retained in order to maintain a green setting for each property.”	The proposal is consistent with this guideline. Soft landscaping will continue to dominate the property.
	“2. Landscape projects shall respect the	The proposal is consistent with this guideline. The

	<p>attributes and established character of the associated streetscape and the HCD.”</p>	<p>landscape proposal respects the established character of the associated streetscape through its simplicity in design and retention of existing landscape features.</p>
	<p>“3. Front yards shall have a generous area of soft landscaping which may include lawns, shrubs and flower beds, specimen or groupings of trees. The tradition of using native plant material is encouraged. Existing elements such as lawns, flower beds, glades of trees, shrubs, rocks and low stone walls shall be maintained, and hard surfacing shall be kept to a minimum.”</p>	<p>The proposal is consistent with this guideline. The front yard will continue to be dominated by soft landscaping and the existing mature front trees and low stone wall will be retained.</p>
	<p>“4. The removal of mature trees is strongly discouraged. Where a tree must be removed to allow for new construction, it will be replaced with a new tree of an appropriate size and species.”</p>	<p>The proposal is consistent with this guideline. The existing mature front trees will be retained.</p>
	<p>“9. New walkways shall follow the existing pattern in terms of width, material and location.”</p>	<p>The proposal is consistent with this guideline. New front walk will follow the pattern of the existing walkway.</p>
	<p>“10. Visual continuity across property lines is strongly encouraged. Where dividing lines are</p>	<p>The proposal is consistent with this guideline. A chain-link fence is proposed along half of the</p>

	required, hedges are an appropriate alternative to fences.”	southern lot boundary and will be screened by hedges.
<b>7.3.3, Driveways, Landscape Features, and Lighting</b>	“1. Driveway design that minimizes the amount of asphalt and other paving materials is encouraged. Consideration should be given to the use of porous materials such as turfstone.”	The proposal is consistent with this guideline. A new heated driveway is proposed to replace an existing asphalt driveway and will be constructed from interlock pavers.
	“5. Cedar hedges are a common feature of the HCD. The retention of existing mature cedar hedges is encouraged. The replacement of taller overgrown hedges with lower hedges may be appropriate.”	The proposal is consistent with this guideline. Existing southern hedges will be retained, and additional cedar hedges planted. Existing northern hedges proposed to be removed will be replaced with new cedar hedges.
<b>7.3.3, Fences</b>	1. “The use of fences to delineate lots was not typical for much of the history of the HCD. The continuation of soft borders between lots is encouraged. When fences are required for safety, they shall not be located in the front yard, and shall comply with the City’s Fence by-law.”	The proposal is consistent with this guideline. A chain-link fence is proposed along half of the southern lot boundary and will be screened by hedges.
<b>7.4.1, General Guidelines</b>	“2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to endure that the proposed addition is	The proposal is consistent with this guideline. The proposed additions are designed in a contemporary by sympathetic style to the principal dwelling.



	an accurate interpretation.”	
	“3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.”	The proposal is consistent with this guideline. The proposed additions do not exceed the height of the principal dwelling.
	“4. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, synthetic stucco, and manufactured stone will not be permitted.”	Heritage staff recommend that, as a condition of approval, the applicant provide samples of final exterior building materials to ensure consistency with this guideline.
	“8. New garages shall not normally be attached to the front or side facades of existing buildings but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.”	The proposal is consistent with this guideline. The new garage will be replacing a recently demolished detached garage and will be located in approximately the same location. It will be set back significantly from the street and the front of the principal dwelling. It is proposed to be partially concealed by new plantings.
<b>7.4.1, Guidelines for Grade I</b>	“1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the	The proposal is consistent with this guideline. The proposed new additions are designed in a contemporary but sympathetic style to the principal

<b>Buildings</b>	original and compatible in terms of massing, facade proportion, and rooflines.”	dwelling. They will be complementary to the original in their materials, rooflines and fenestration. The additions are subordinate to the original as they are lower in height and set back from the front façade of the main home and will be distinguishable from the original through the use of stucco. The additions will appear as two linked pavilions on either side of the original home. Compatibility of massing, façade proportions and rooflines are maintained.
	“2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) should be respected and well-integrated.”	The proposal is consistent with this guideline. The proposed new additions maintain and follow the same rooflines of the principal dwelling.
	“3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.”	The proposal is consistent with this guideline. The proposed new additions are designed in a contemporary but sympathetic style to the principal dwelling and its neighbours. The scale, massing, heights, setbacks and entry levels and are compatible with buildings in the associated streetscape.  Heritage staff recommend that, as a condition of

		approval, the applicant provide samples of final exterior building materials to ensure consistency with this guideline.
	“4. Windows in new additions should complement the building’s original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multipaned windows should have appropriate muntin bars.”	<p>The proposal is consistent with this guideline. The proposed windows in the new additions are complementary in style to the windows on the principal dwelling.</p> <p>Heritage staff recommend that, as a condition of approval, the applicant provide samples of final exterior building materials to ensure consistency with this guideline.</p>
	“5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.”	The proposal is consistent with this guideline. The proposed new additions and landscape proposal preserves the heritage attributes of the building and the lot and of the HCD as a whole.
	“6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.”	The proposal is consistent with the guideline. The new additions will be clad in stucco and complement the principal dwelling.
<b>7.4.3, Landscape Guidelines –</b>	“1. New buildings and additions to existing buildings shall respect the heritage attributes of the lot’s existing hard and soft landscape,	The proposal is consistent with this guideline. The landscape plan respects the lot’s existing hard and soft landscape. Mature trees and hedges are to be

<b>New Buildings and Additions</b>	including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards. Soft landscaping will dominate the property.”	preserved and protected, except for two rear cedar trees and two rows of existing hedges, which will be replaced with new hedges. The proposal retains the expansive front lawn and setbacks are respected. Soft landscaping will continue to dominate the property.
	“2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.”	The proposal is consistent with this guideline. The new additions will be located on either side of the principal dwelling and will be set back from the front of the building.
	“3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.”	The proposal is consistent with this guideline. The proposal retains the expansive front lawn and setbacks are respected.
	“7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.”	The proposal is consistent with this guideline. The landscape proposal respects existing setbacks, topography and grades. Mature trees and hedges are to be preserved and protected, except for two rear cedar trees and two rows of existing hedges, which will be replaced with new hedges. New front walk will follow the pattern of the existing walkway. Existing stone walls will be preserved.
	“9. The removal of mature trees is strongly	The proposal is consistent with this guideline.

	<p>discouraged, and all applications will be subject to the appropriate bylaw and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species.”</p>	<p>Mature trees are to be preserved and protected, except for two rear cedar trees, which will be replaced with new hedges.</p>
	<p>“10.Existing grades shall be maintained.”</p>	<p>Heritage staff recommend that, as a condition of approval, the applicant provide a final grading plan to ensure consistency with this guideline.</p>

**Document 13 – Standards & Guidelines Evaluation Chart**

<b>Applicable Standards</b>	<b>Staff Comment</b>
Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The proposal is consistent with these Standards. The proposal will not result in the removal, replacement or substantial alteration of the property's existing character defining elements. The proposed new additions will be physically and visually compatible with, subordinate to and distinguishable from the original building in their scale, massing, heights, placement, setbacks and materials.
Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	